

**CHAPTER 17.68: R/M(T) RESIDENTIAL INDUSTRIAL TRANSITIONAL**

---

## Section

- 17.68.010 Purpose.
- 17.68.020 Establishment.
- 17.68.030 Uses permitted.
- 17.68.040 Conditional uses permitted.
- 17.68.050 Limitations.

**§ 17.68.010 PURPOSE.**

The R/M(T) zone is a transitional zone which provides a process that allows for the consideration of converting property in a residential area to industrial uses (e.g., sites for small industry, expansion to existing industry, etc.). It is not the intent of the zone to allow industrial development to occur at the cost of existing residential development. Industrial development should be allowed only when measures have been taken to protect remaining residential property from nuisances which may result from industrial activities (i.e., noise, smoke, odor, dust, fire or explosion hazard or pollution of air and water). In order to protect existing residential development from potential industrial nuisances and to facilitate an orderly and efficient conversion of land from residential to industrial uses, it is intended that all industrial uses in the zone shall be subject to conditional use process.

(Ord. 791, (part), 1980; Ord. 644, § 20(part), 1974)

**§ 17.68.020 ESTABLISHMENT.**

An R/M(T) zone may be applied to any residential zoned neighborhood or area which is adjacent to industrial zoned land and has been designated industrial by the city's Comprehensive Plan.

(Ord. 791, (part), 1980; Ord. 644, § 20(part), 1974)

**§ 17.68.030 USES PERMITTED.**

In an R/M(T) zone, the following uses and their accessory uses are permitted outright:

- A. Single-family dwelling;
- B. Residential facility; and
- C. Manufactured homes meeting the standards of § 17.24.090.

(Ord. 1069, 1994; Ord. 1039, (part), 1992; Ord. 791, (part), 1980; Ord. 644, § 20(part), 1974)

**§ 17.68.040 CONDITIONAL USES PERMITTED.**

In the R/M(T) zone, all uses allowed in the industrial zone and accessory uses may be permitted subject to the provisions of this section and Chapter 17.80. In addition, rooming and boarding houses shall be permitted subject to the provisions of this chapter and Chapter 17.80.

(Ord. 905, 1983; Ord. 791, (part), 1980; Ord. 644, § 20(part), 1974)

## **§ 17.68.050 LIMITATIONS.**

A. Single-family dwellings and residential facilities shall be subject to the standards of the R-1 zone except building size for which R-2 standards shall apply.

B. Uses permitted conditionally involving manufacture shall meet all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality and any other public agency having appropriate regulatory jurisdiction. Prior to approval of conditional use permits or zoning permits, evidence shall be submitted to the city indicating that the proposed activity has been approved by appropriate regulatory agencies.

C. All industrial uses shall be subject to the yard lot coverage and building height standards of the M zone.

(Ord. 1069, 1994; Ord. 1039, 1992; Ord. 905, §§ 2, 3, 1983; Ord. 791, (part), 1980; Ord. 644, § 20(part), 1974)